



Entered on Docket  
August 09, 2006

Hon. Linda B. Riegle  
United States Bankruptcy Judge

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Attorneys for Debtors and Debtors-in-Possession

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEVADA**

In re: USA COMMERCIAL MORTGAGE COMPANY, Debtor.	Case No. BK-S-06-10725 LBR Case No. BK-S-06-10726 LBR Case No. BK-S-06-10727 LBR
In re: USA CAPITAL REALTY ADVISORS, LLC, Debtor.	Case No. BK-S-06-10728 LBR Case No. BK-S-06-10729 LBR
In re: USA CAPITAL DIVERSIFIED TRUST DEED FUND, LLC, Debtor.	Chapter 11 Jointly Administered Under Case No. BK-S-06-10725 LBR
In re: USA CAPITAL FIRST TRUST DEED FUND, LLC, Debtor.	Date: N/A Time: N/A
In re: USA SECURITIES, LLC, Debtor.	

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1 Affects:

- 2 ☐ All Debtors  
 3 ☒ USA Commercial Mortgage Company  
 4 ☐ USA Securities, LLC  
 5 ☐ USA Capital Realty Advisors, LLC  
 6 ☐ USA Capital Diversified Trust Deed Fund, LLC  
 7 ☐ USA First Trust Deed Fund, LLC

8 **STIPULATION AND ORDER REGARDING EXTENSION OF TIME TO ASSUME OR**  
 9 **REJECT LEASE WITH PECOS PROFESSIONAL PARK LIMITED PARTNERSHIP**  
 10 **[AFFECTS USA COMMERCIAL MORTGAGE COMPANY]**

11 USA Commercial Mortgage Company, Debtor and Debtor-in-Possession ("Debtor"), by  
 12 and through its counsel, Jeanette E. McPherson, Esq. of Schwartz & McPherson Law Firm, and  
 13 Pecos Professional Park Limited Partnership, by and through its counsel, Jeffrey R. Sylvester,  
 14 Esq., hereby stipulate and agree as follows:

15 **WHEREAS** the Debtor filed its voluntary petition for relief under Chapter 11 of Title 11  
 16 of the United States Bankruptcy Code on April 13, 2006 (the "Petition Date"), and the Debtor  
 17 continues to operate its business and possess its property as a debtor-in-possession pursuant to  
 18 Bankruptcy Code §§ 1107 and 1108.

19 **WHEREAS** the Debtor is a lessee under an "Office Lease" with Pecos Professional Park  
 20 Limited Partnership ("Pecos") as the landlord (the "Lease").

21 **WHEREAS** under the Lease, the Debtor leases real property located at 4484 South Pecos  
 22 Road, Las Vegas, Nevada 89121 (the "Premises").

23 **WHEREAS**, pursuant to an "Amendment To Office Lease," the parties agreed to extend  
 24 the term of the Lease to October 31, 2010.

25 **WHEREAS** due to the status of this bankruptcy case, the Debtor has not made a decision  
 26 whether to assume or reject the Lease.

27 **WHEREAS** the time to assume or reject the Lease under 11 U.S.C. § 365(d)(4) expires on  
 28 August 11, 2006.

**WHEREAS** because the Debtor has not made a decision whether to assume or reject the  
 Lease due to the status of this bankruptcy case, "cause" under § 365(d)(4) exists to extend the time  
 for the Debtor to assume or reject the Lease.

Attorneys for Pecos Professional Park Limited Partnership

Stipulation and Order Re extension of lease with Pecos